

001-05036

Holly-Ferrell



AS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

July 26, 2005

RECEIVED

JUL 29 2005

Holly-Ferrell, LLC
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: SDR-6727 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2005
RELATED TO ZON-6726

Dear Applicant:

The City Council at a regular meeting held July 20, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 76-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.88 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APNs 139-20-401-008, 012, 013 and 014), R-1 (Single Family Residential), R-E (Residence Estates), and C-1 (Limited Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2005. This approval is subject to:

Planning and Development

1. Approval of an application for Rezoning (ZON-6726) the subject property to R-PD11 (Residential Planned Development - 11 units per acre) by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 06/13/05, except as amended by conditions herein.

CITY OF LAS VEGAS
10 STEWART AVENUE
VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-00-05
CLV 7006

RDC-13878

4. The standards for this development shall be established as follows:

Standards	
Min. Lot Size	2,040 square feet
Min. Lot Width	30 feet
Min. Setbacks	
• Front (to building)	10 feet
• Front (to garage)	18 feet
• Side	3.5 feet
• Corner	8 feet
• Rear (ground level)	10 feet
• Rear (upper levels)	7 feet
Max. Lot Coverage	80 percent
Max. Building Height	34 feet

The front setbacks shall be measured from back of sidewalk or from back of curb if no sidewalk is provided.

5. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a tentative map to reflect the conditions of approval herein. House plan (Plan 1552) with tandem garage parking shall not be permitted, unless one additional external space at the side of the home is provided.
6. Landscaping and a permanent underground sprinkler system for common areas shall be installed as required and be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.)
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet shall meet the standards of Title 19.12.050.
9. Property line walls shall be a decorative block wall, with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
11. All City code requirements and design standards of all City departments shall be satisfied.
12. No turf shall be placed in the non-recreational common areas, such as medians and amenity zones in this development.

RDC-13878

Public Works

13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Rezoning Action ZON-6726 and all other applicable site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan has been designed without knuckles.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Manny Pattni
Richmond American Homes
2940 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074

Mr. Russell Skuse
RS Consulting, Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129

RDC-13878